

CITY OF ISSAQUAH  
CITY OF ISSAQUAH  
SHORT PLAT  
NO. SP12-00001

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

DISCOVERY HEIGHTS II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: THOMAS NEUBAUER  
ITS MEMBER

STATE OF WASHINGTON )  
COUNTY OF King )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS NEUBAUER IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS A MEMBER OF DISCOVERY HEIGHTS II, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 22, 2012

PRINTED NAME: Jessica E. Leonard  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON

RESIDING AT: Richmond WA

MY APPOINTMENT EXPIRES: 8/9/2015

EXISTING LEGAL DESCRIPTION

BLOCK 23, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA09-001H, RECORDED IN VOLUME 266 OF SURVEYS, PAGES 075 THROUGH 077, INCLUSIVE, RECORDED UNDER RECORDING NO. 20090925800003, RECORDS OF KING COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED AND ESTABLISHED BY INSTRUMENT UNDER RECORDING NO. 20080625001403, BEING A RE-RECORD OF RECORDING NO. 20061107000715, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, RECORDED NOVEMBER 07, 2006 IN VOLUME 237 OF PLATS, PAGES 46 TO 54 INCLUSIVE, UNDER RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. NCS-513713-WA1, DATED DECEMBER 8TH, 2011. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA 5 SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

APPROVALS:  
CITY OF ISSAQUAH

MDRT PLANNER DATE

MDRT ENGINEER DATE

MDRT PROGRAM MANAGER DATE

PUBLIC WORKS ENGINEERING DIRECTOR DATE

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 24 DAY OF June, 2012.

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO. 3630360080

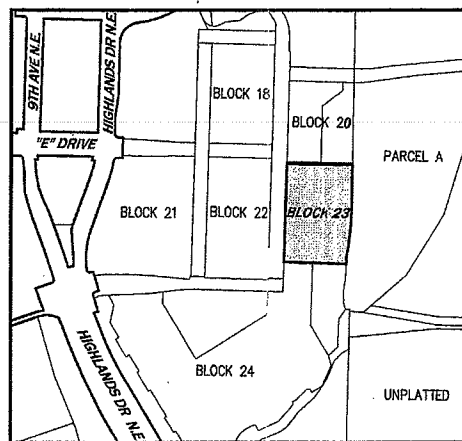
RECORDING NO.

VOL./PAGE

1 inch = 50 ft.

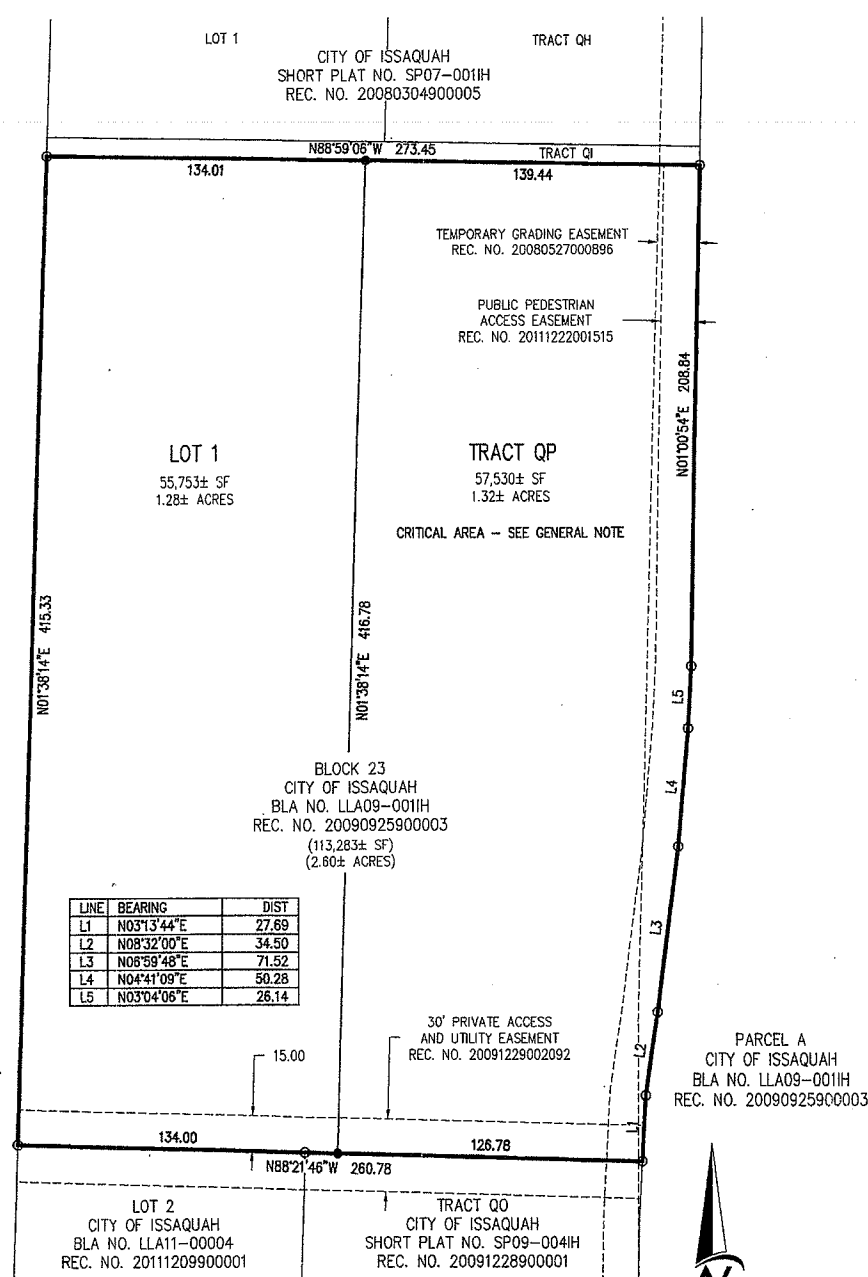
PORTION OF

THE SE 1/4 OF THE NE 1/4 OF SEC. 27, TWP. 24 N, RGE. 6 E, W.M.



VICINITY MAP

SCALE: 1" = 500'



LINE	BEARING	DIST
L1	N03°13'44"E	27.69
L2	N08°32'00"E	34.50
L3	N08°59'48"E	71.52
L4	N04°41'09"E	50.28
L5	N03°04'06"E	28.14

EASEMENT NOTE

PRIVATE STORM DRAINAGE EASEMENT PROVISION:  
AN EASEMENT OVER LOT 1 IS HEREBY GRANTED BENEFITTING TRACT QP FOR THE PURPOSE OF COLLECTING AND CONVEYING SURFACE STORM WATER RUNOFF FROM SAID TRACT IN ITS CURRENT UNDEVELOPED CONDITION TO OFFSITE PUBLIC STORM DRAINAGE SYSTEMS BY MEANS OF THE PRIVATE DRAINAGE FACILITIES CONSTRUCTED ON LOT 1. THIS EASEMENT DOES NOT PROVIDE ANY RIGHTS TO THE OWNERS OF TRACT QP TO GRADE, CONSTRUCT STORM DRAINAGE FACILITIES, OR REPAIR SAID FACILITIES ON LOT 1. THE OWNER OF LOT 1 SHALL BE RESPONSIBLE TO CONSTRUCT AND MAINTAIN STORM DRAINAGE FACILITIES BENEFITTING TRACT QP AS DESCRIBED ABOVE.

GENERAL NOTE

1. TRACT QP CONTAINS CRITICAL AREAS (STEEP SLOPES). PRIOR TO OR AS PART OF FUTURE ACTIVITIES WITHIN THIS TRACT, INCLUDING ADJUSTMENT OF TRACT BOUNDARIES, CRITICAL AREA PROTECTIONS MUST BE DEFINED PER SECTION 13.0 OF APPENDIX E OF THE DEVELOPMENT AGREEMENT.  
Owner retains Tract QP.

LAND SURVEYOR'S CERTIFICATE

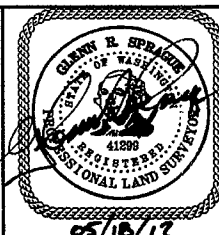
This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in April, 2012.

Certificate No. 41299

CORE  
DESIGN

ENGINEERING • PLANNING • SURVEYING

14711 NE 29th Place Suite 101  
Bellevue, Washington 98007  
425.885.7677 Fax 425.885.7963



ISSAQUAH HIGHLANDS  
EAST 42 - BLOCK 23  
SHORT PLAT

DWN. BY	DATE	JOB NO.
GRS	05/18/12	11041
CHKD. BY	SCALE	SHEET
GRS	1" = 50'	1 OF 1